

Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

to ensure safe & sanitary living conditions

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

this will allow for properties to be held accountable and will make repairs a necessity.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

keeping the space clean and treating the space and all appliances with care

9. What is the landlord's responsibility for the maintenance of their housing unit?

pest control, appliance maintenance, making sure space meets code

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

as a tenant union organizer, I have spoken to hundreds of tenants across CoMo. Every 5 years is NOT enough. Requests should also be anonymous.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

with our current system, there is no way to see if properties or landlords have multiple instances of code violations. This is not right because tenants have a right to

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all that apply

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8. What is the tenant's responsibility for the maintenance of their housing unit?

Tenants should be responsible for taking care of their housing unit to the best of their ability. upkeep

9. What is the landlord's responsibility for the maintenance of their housing unit?

To stay up with city codes and respond to tenants in a timely manner.

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

I think there are tenants currently in CoMo who have been taken advantage of.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

To ensure that codes are consistently followed, once proven that they can be, then inspections can be required less.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

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8. What is the tenant's responsibility for the maintenance of their housing unit?

To keep unit in good shape agreed to with landlord, in a reasonable sense.(to the best of their ability)

9. What is the landlord's responsibility for the maintenance of their housing unit?

The landlord is responsible for keeping unit livable and maintained with a timely manner.

10. What other input do you have on this topic?

As important as it is for tenants and landlords to meet their agreements or responsibility, it is important for the City of Columbia to make sure both roles maintain peace and fairness. As a community, we have to prioritize the wellness of our residents.

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

More interruptions for tenants, and will raise rental prices

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

• Yes

• No

• Unsure

6. Why did you choose your response for Question 5?

We've had tenants loosen light bulbs claiming no lights in the hope we'll replace fixtures.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

• More frequent inspections for all rental properties

• Tenant education

• Increased enforcement, including fines, for violations of the City code

• Incentivize well-maintained rental properties by less frequent inspections

• Require local property management, defined as managers located within Boone County or the surrounding counties

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• Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

furnace filters, lawn care, pests, insects

9. What is the landlord's responsibility for the maintenance of their housing unit?

everything else

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

The City just elected a policy in January 2026 to inspect properties more frequently. Let's assess the facts and data for a while-maybe a few years-to determine if we need to change the frequency. Let's not let anecdotal evidence drive this policy.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Code violations should be fixed/corrected. Our current system allows tenants to make complaints to the City. If there is a complaint, the City works with the landlord to remedy the issue under complaint. This current system works.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents? Select all the apply

- More frequent inspections for all rental properties
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- Increased enforcement, including fines, for violations of the City code
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- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

We expect our tenants to take care of their place and to call us with maintenance requests when needed.

9. What is the landlord's responsibility for the maintenance of their housing unit?

The housing unit represents a chunky monetary investment - the incentive to take care of your property seems like a no brainer.

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

5 years at the fees you are charging is way to high now

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Is this really a problem? I haven't heard with the inspection program that we have that this is a real problem.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
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8. What is the tenant's responsibility for the maintenance of their housing unit?

.....

9. What is the landlord's responsibility for the maintenance of their housing unit?

.....

10. What other input do you have on this topic?

QUESTION 2 HAD 2 SELECTIONS: X very familiar with old system - X no knowledge of new system

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

It works very well as is

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

It works well as it is. code violations should be remedied at the inspection

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
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- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Keeping the house reasonably clean & in order. Calling the landlord about wear & tear damages.

9. What is the landlord's responsibility for the maintenance of their housing unit?

Providing a safe & clean property at move in & responding to tenants requests.

10. What other input do you have on this topic?

QUESTION 7: X other - inspectors are doing a good job now

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

.....

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

• Yes

• No

• Unsure

6. Why did you choose your response for Question 5?

A good landlord has a problem with the inspections

.....

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

• More frequent inspections for all rental properties

• Tenant education

• Increased enforcement, including fines, for violations of the City code

• Incentivize well-maintained rental properties by less frequent inspections

• Require local property management, defined as managers located within Boone County or the surrounding counties

• Lease addendum detailing tenant responsibilities

• Requirement for energy-efficient rental housing

• Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

.....

9. What is the landlord's responsibility for the maintenance of their housing unit?

.....

10. What other input do you have on this topic?

.....

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Keeping healthy & safe homes for people - less slumlords sometimes we go over a year without getting in a place so more often would put eyes on the inside.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

That can make things & people very picky, it needs to be very simple and not up to interpretation.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

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- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Cleanliness, drugfree, safe, undamaged, pest free property

9. What is the landlord's responsibility for the maintenance of their housing unit?

To make sure their tenant has a safe and working apartment and to take care of maintenance issues in a timely manner

10. What other input do you have on this topic?

I think that there needs to be more resources or documents for landlords when it comes to tenant responsibility. Instead we make it the management's job to let the tenant know what their responsibility is.

QUESTION 7: X other - everytime there's a utility turn on I'd like to have something to give to the tenants or come with first bill explaining tenant responsibility.

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

To every 3 years

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Not sure this would be fair to all landlords

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
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- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Cleanliness, pest control, take care of as if they own property

9. What is the landlord's responsibility for the maintenance of their housing unit?

Safety, comfortable place to live, clean

10. What other input do you have on this topic?

Something sent to tenants explaining their responsibility to the property

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

The current system works

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Safety

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
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- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Cleaning, trash, mowing

9. What is the landlord's responsibility for the maintenance of their housing unit?

Maintenance, safety issue

10. What other input do you have on this topic?

Thank you!

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

(You talk about how expensive housing is and now want to increase it) I am not aware of any properties that are so unsafe they need to be inspected more often. If there are, target them.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

You are only increasing the cost of housing by inspecting more frequently properties that probably don't need to be inspected at all.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

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8. What is the tenant's responsibility for the maintenance of their housing unit?

.....

9. What is the landlord's responsibility for the maintenance of their housing unit?

What? The landlord has all the responsibility. Make the landlords life easier.
.....

10. What other input do you have on this topic?

We have pretty good inspections now. That has not always been the case. By adding more inspections it will be a different story when the tenants are once again in charge.

QUESTION 7: Hold tenants responsible for their violations rather than beating up the landlord - yards trash etc.
.....

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

It went from 3 to 5 years just recently. I would like to hear info tonight & gather more info to make further educated decision.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

How many violations? How often would they come up/ # of times in order to determine inspection frequency increase.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
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8. What is the tenant's responsibility for the maintenance of their housing unit?

Tenants responsibilities to upkeep property condition as was at move-in; pest control, cleanliness, respecting the property, minor repairs

9. What is the landlord's responsibility for the maintenance of their housing unit?

Landlords responsible for all/major maintenance upkeep, safety, legal/compliance

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Costs will be passed on to the tenants through increased rents - also this reason (Rental properties can also be inspected at the request of a tenant who is filing a complaint)

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all that apply

- More frequent inspections for all rental properties
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- Increased enforcement, including fines, for violations of the City code
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8. What is the tenant's responsibility for the maintenance of their housing unit?

clean, smoke detectors, pest control, yard/trash

9. What is the landlord's responsibility for the maintenance of their housing unit?

Structure, appliance, sometimes yards

10. What other input do you have on this topic?

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- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Already was reduced once and still needs time to evaluate effectiveness

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

This ensures problem rentals are corrected while allowing rentals without issues to pay for unnecessary inspections. For a unit without history of violations. 5 yrs is responsible time frame.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
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8. What is the tenant's responsibility for the maintenance of their housing unit?

Should be defined in rental contract. Mine requires all filters, lights, batteries, internal pests as tenants & other issues require tenant to call me to fix.

9. What is the landlord's responsibility for the maintenance of their housing unit?

Fixtures, plumbing, HVAC, toilets, showers, normal wear & tear replacement

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- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

The way it was/is enough

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

I don't think it would be fairly enforced.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Cleanliness, no trash, abandon cars

9. What is the landlord's responsibility for the maintenance of their housing unit?

Stay on top of their tenants

10. What other input do you have on this topic?

This forum is important and I appreciate it!

This form was created inside of City of Columbia, MO.

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

I think its frequent enough to check basic item and allows for complaint driven inspections too.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

• Yes

• No

• Unsure

6. Why did you choose your response for Question 5?

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

• More frequent inspections for all rental properties

• Tenant education

• Increased enforcement, including fines, for violations of the City code

• Incentivize well-maintained rental properties by less frequent inspections

• Require local property management, defined as managers located within Boone County or the surrounding counties

• Lease addendum detailing tenant responsibilities

• Requirement for energy-efficient rental housing

• Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Varies. But at least yard & snow removal and keeping clean to avoid pests. Unless noted otherwise in the lease.

9. What is the landlord's responsibility for the maintenance of their housing unit?

Routine maintenance and general repair unless caused by the tenant.

10. What other input do you have on this topic?

I do not like the tiered system. Maybe im naive to some things but I think most landlords are responsible enough to keep their investment in good condition.

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Enough!
.....

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

.....

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Pest, roaches - throw away pizza boxes, clean your homes!

9. What is the landlord's responsibility for the maintenance of their housing unit?

If something is broke - fix it!

10. What other input do you have on this topic?

Once again these "drop in" inclusive gatherings are diluted

QUESTION 7: DO NOT DO ANYTHING

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

We just shortened from effectively 6 years to 5

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

This may open up the City to lawsuits because it will allow for more discussion by individual inspectors

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Whatever is defined in their lease

9. What is the landlord's responsibility for the maintenance of their housing unit?

Basic health and safty as defined in the property maintenance guide

10. What other input do you have on this topic?

Please leave it as is.

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Good property doesn't need to be inspected more often! Problems need to be inspected more often.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

See 4

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all that apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Normal maintenance

9. What is the landlord's responsibility for the maintenance of their housing unit?

Safe good housing

10. What other input do you have on this topic?

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

All properties vary in need

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

They need it

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Varies

9. What is the landlord's responsibility for the maintenance of their housing unit?

Keep safe and functional

10. What other input do you have on this topic?

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

.....

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

But tenants must be held responsible! They must receive citations and fines. Rod Stevens attorney told me recently if a person paid rent let's say for Jan you can't legally move their trash & or valuables for 30 days.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Be a good neighbor and keep property clean

9. What is the landlord's responsibility for the maintenance of their housing unit?

Keep in good condition - fix appliances ASAP

10. What other input do you have on this topic?

Firepits should be at least 20' from house and must have a spark protector cover just like indoor wood burning fireplaces

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Some properties can run down fast & tenants seem to fear eviction if they complain to the city

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Same as above - maybe not exactly like Iowa City but north a look

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Keep free of fire hazards, outdoor maintenance if a single family house

9. What is the landlord's responsibility for the maintenance of their housing unit?

Keep it up to code between inspectors when notified by tenants or between tenants

10. What other input do you have on this topic?

Keep up the good work!

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Do not want to incur more expenses sooner

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

• Yes

• No

• Unsure

6. Why did you choose your response for Question 5?

Weave out the bad players

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

• More frequent inspections for all rental properties

• Tenant education

• Increased enforcement, including fines, for violations of the City code

• Incentivize well-maintained rental properties by less frequent inspections

• Require local property management, defined as managers located within Boone County or the surrounding counties

• Lease addendum detailing tenant responsibilities

• Requirement for energy-efficient rental housing

• Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Whatever is included in their lease(basic upkeep)

9. What is the landlord's responsibility for the maintenance of their housing unit?

Capital expenditures/cosmetic fixes

10. What other input do you have on this topic?

.....

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Much longer answer needed! - no proof its needed, raises costs for landlords, inconvenient for residents

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Again, no proof it's needed

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Normal upkeep like cleaning, air filter changes no allowing damages

9. What is the landlord's responsibility for the maintenance of their housing unit?

Mechanical repairs

10. What other input do you have on this topic?

Does City have data showing these issues are a current problem? If so please share it.

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

It has been reported that some tenants face retaliation if they report problems.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Seems like an efficient use of resources. Special efforts should be made to get opinions from renters. Landlords seem likely to say they want fewer inspections, but tenants have to live with it.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

.....

9. What is the landlord's responsibility for the maintenance of their housing unit?

.....

10. What other input do you have on this topic?

.....

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

More accountability

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Same answer as 4

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Most upkeep unless otherwise detailed in the lease

9. What is the landlord's responsibility for the maintenance of their housing unit?

Implied warranty of habitability

10. What other input do you have on this topic?

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Rental Unit Conservation Law Survey

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- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Several tenants w/various family sizes pass through units

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

The properties w/ several code violations tend to have more frequent issues

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Cleaning, reporting maintenance concerns(water, electricity, broken appliances, etc)

9. What is the landlord's responsibility for the maintenance of their housing unit?

fixing broken appliances, plumbing or electric issues

10. What other input do you have on this topic?

There should be more accountability on landlords & tenants for the maintenance & upkeep of homes. Housing vouchers should be acceptable & there should be a cap on rent prices.

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

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- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Landlords in violation need more frequent inspection/enforcement

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Landlords consistently/respectfully in compliance need less oversight

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?
Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

daily care of yard(pick up beer cans) exterior & interior

9. What is the landlord's responsibility for the maintenance of their housing unit?

Maintaining appliances/exterior

10. What other input do you have on this topic?

Thanks for everything. Let's do more. Hold landlord accountable for the City time/court time. They required to come to come into compliance

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Inspections should be done before an eviction notice can be filed. Sometimes tenants make the bad choice of not paying rent because repairs are not being made. Maybe increased to every 2-3 yrs. For more accountability.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Unfortunately, there are repeat offenders who will not change w/out pressure of compliance.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

comply w/ rental agreement

9. What is the landlord's responsibility for the maintenance of their housing unit?

comply w/ rental agreement and city codes

10. What other input do you have on this topic?

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Many rental properties are in bad condition.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Also properties 50 or 40 years old should be inspected more frequently. It is very difficult to report a code violation unless a person is the reuter(??) & many do not want to report violations

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

Tenants do not want to get on wrong side of owners/managers

9. What is the landlord's responsibility for the maintenance of their housing unit?

To keep property in condition they would live in

10. What other input do you have on this topic?

City needs to increase inspections & enforcement

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Rental Unit Conservation Law Survey

Responses from Public Meeting 2-10-26

1. What category best represents you? Select one.

- Rental property owner/manager
- Tenant
- Interested Community Member
- Other (Please specify) _____

2. How familiar are you with Columbia's current rental inspection program? Select one.

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

3. Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia inspects all rental units every five years, at the time of rental license renewal. Rental properties can also be inspected at the request of a tenant who is filing a complaint or an owner/manager.

- Yes
- No
- Unsure

4. Why did you choose your response for Question 3?

Are tenant driven complaints protected/anonymous? More frequent inspections take responsibility of a renter who may be concerned about losing housing/price increases/backlash from landlord. I certainly felt unsafe making complaints due to these. More frequent inspections put the responsibility ONTO the property owner & city--The TWO entities w/power when TENTANTS have the least amount of power.

5. Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected on a more frequent basis?

- Yes
- No
- Unsure

6. Why did you choose your response for Question 5?

Long time renters aware of "slumlords" & attempt to secure leases w/reputable landlords. Property owners of large complexes can feasibly have 5 separate leases/tenants w/in the current timeframe & paint over or "quick fix" yearly, keeping chronic problems out of sight. However, if a single violation can kick off more regular inspections - chronic violations can be caught sooner.

7. What can the City and our partners do to help keep rental property safe and healthy for our residents?

Select all the apply

- More frequent inspections for all rental properties
- Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities
- Requirement for energy-efficient rental housing
- Other _____

8. What is the tenant's responsibility for the maintenance of their housing unit?

To care for the property, keep clean & alert landlords of repairs needed

9. What is the landlord's responsibility for the maintenance of their housing unit?

to make it safe

10. What other input do you have on this topic?

Are heating/cooling systems inspected? What about chronic pests? New tenants can clean well but still not conquer a pest infestation. How do inspectors check for mold? Is cooling/AC a requirement for landlords? These are ALL chronic problems live experienced as a tenant.

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